



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File:** A-10-17

**Property Address:** 210 and 212 N. State Street

**Property Owner:** North State Street, LLC

**Project Contact:** Isabel Mattox

**Nature of Case:** A request for a 12 foot variance to the minimum lot width requirements for interior lots set forth in Section 2.2.1. of the Unified Development Ordinance, in order to subdivide two existing lots such that there are three resulting lots used for detached houses; and complete relief from both the 5' side yard and the 10' side street setbacks as well as the sum of side setback requirement for the existing detached house which results in a 0 foot side yard setback and 0 foot side street setback for the existing detached house and a 0' sum of side setbacks; and the addition of a new third lot, which results in a 33 foot wide interior lot created out of the two existing lots totaling .35 acres zoned Residential-10 and located at 210 and 212 N. State Street.



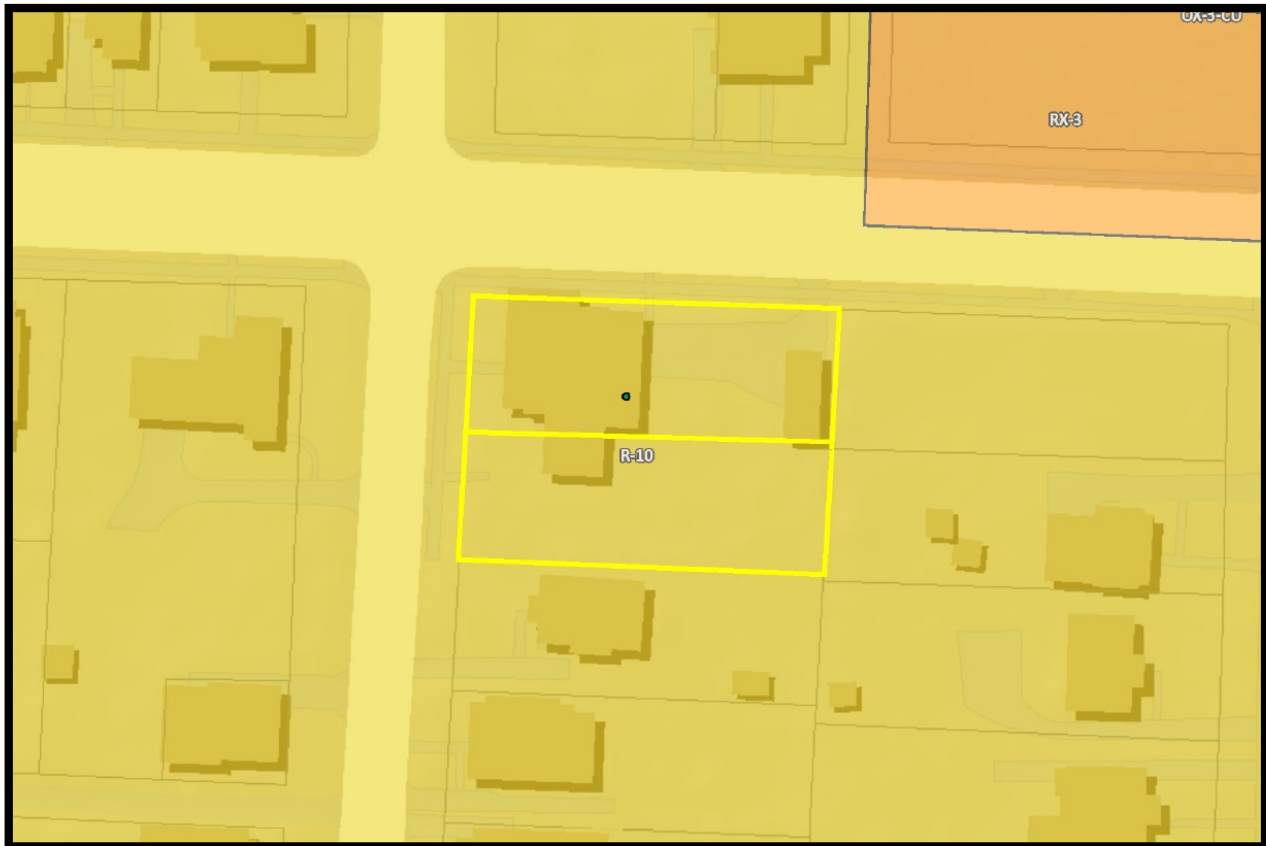
**210 and 212 N. State Street – Location Map**

To BOA: 1-9-17

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-10



### 210 and 212 N. State Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-10

**Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'